



City of NORFOLK

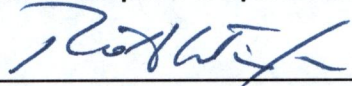
C: Dir., Department of City Planning

To the Honorable Council
City of Norfolk, Virginia

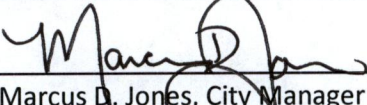
February 10, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special exception to operate a car wash at 2214 East Little Creek Road – Riptide Car Wash**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 5/6

Approved: 
Marcus D. Jones, City Manager

Item Number: **R-1**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special exception – car wash.
- IV. **Applicant:** Mark Russell
- V. **Description**
 - This request would allow a new business, Riptide Car Wash, to construct an express car wash on this site that would replace the existing self-serve car wash. The proposed car wash facility will undergo the Site Plan Review process, which will require landscaping to screen the parking and stormwater improvements. Additionally, the proposed site plan reflects a closure of the easternmost driveway on East Little Creek Road, which will improve site circulation and access management.
 - At the public hearing, an adjacent resident expressed concern over stormwater management in the rear yard of the site. The Department of Public Works – Stormwater Division will submit a work order for maintenance in the area, including the stormwater conveyance ditch.

	Proposed
Hours of Operation	8:00 a.m. until 8:00 p.m., Monday through Saturday 9:00 a.m. until 6:00 p.m. Sunday

Staff point of contact: Chris Whitney at 823-1253, chris.whitney@norfolk.gov

Attachments:

- Staff Report to CPC dated January 22, 2015 with attachments
- Proponents and Opponents
- Ordinance



City of NORFOLK

To the City Planning Commission
City of Norfolk, Virginia


January 22, 2015

From: Chris Whitney *CW*
City Planning Technician

Subject: Special exception to
operate a car wash at 2214 East
Little Creek Road – **Riptide Car
Wash**

Reviewed: Leonard M. Newcomb III, CFM *LNN*
Land Use Services Manager

Ward/Superward: 5/6

Approved: 
George M. Homewood, AICP, CFM
Planning Director

Item Number: 5

I. Recommendation:

Staff recommends approval, considering compliance with *Zoning Ordinance* requirements and consistency with approved plans.

II. Applicant: Chris T. Gardner

III. Description:

This request would allow a new business, Riptide Car Wash, to construct a car wash facility on this site that would replace the existing car wash facility.

IV. Analysis

- The site is located in the Suburban Character District along the East Little Creek Road corridor.
- The proposed facility will be a 3,600 square foot express car wash. The existing 4,200 square foot self-serve car wash will be demolished.

Plan Analysis

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as commercial.

Zoning Analysis

- The site is located in a C-2 (Corridor Commercial) district, which permits the proposed use with a special exception.
- The adjacent parcels to the east and west are zoned C-2 and the parcels to the north are zoned R-6 (Single-Family).

	Proposed
Hours of Operation	8:00 a.m. until 8:00 p.m., Monday through Saturday 9:00 a.m. until 6:00 p.m. Sunday

Traffic Analysis

No additional trips are forecast for this reconstruction of a car wash use on the site.

Parking Analysis

- The current parking regulations for a car wash within a Suburban Character District requires one parking space per 250 square feet of enclosed building area.
- The proposed car wash facility contains 3,600 square feet and is required to accommodate 14 off-street parking spaces.
- The proposed site layout consists of 16 parking spaces.

V. Financial Impact

The property owner is current on all taxes.

VI. Environmental

- This site is located within the Suburban Character District and along the East Little Creek Road corridor, which includes a mixture of commercial, institutional, and residential uses.
- The proposed car wash facility will undergo the Site Plan Review process, which will require landscaping to screen the parking and stormwater improvements.
- The proposed site plan reflects a closure of the easternmost driveway on East Little Creek Road, which will improve site circulation and access management.
- In order to mitigate the effects of noise emitted from drive-through windows and related features upon residential properties, the *Zoning Ordinance* requires a 40-foot minimum buffer between the remote ordering equipment and the boundary of any residential zoning district.
 - The proposed pay stations for the car wash must adhere to this requirement if they include audio-based ordering capabilities.

VII. Community Outreach/Notification

- Legal notice was posted on the property on December 16.
- Letter was sent to the Roosevelt Area Civic League on December 23.
- Letters were mailed to all property owners within 300 feet of the property on January 9.
- Legal notification was placed in *The Virginian-Pilot* on January 8 and January 15.

VIII. Coordination/Outreach

This report has been coordinated with the Department of City Planning, the City Attorney's Office, and the Department of Public Works.

Supporting Material from the Department of City Planning:

- Proposed conditions
- Location map
- Zoning map
- Application
- Preliminary Elevations
- Letter to the Roosevelt Area Civic League
- Support from Roosevelt Area Civic League

Proponents and Opponents


Proponents

Mark Russell – Applicant
1667 Thomas A. Betts Parkway
Rocky Mount, NC 27804

Opponents

Stephen Lewis
1885 Brookwood Road
Norfolk, VA 23515

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: *CW*

By 
DEPT. .

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE OPERATION OF A CAR WASH KNOWN AS "RIPTIDE CAR WASH" ON PROPERTY LOCATED AT 2214 EAST LITTLE CREEK ROAD..

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted authorizing the operation of a Car Wash known as "Riptide Car Wash" on property located at 2214 East Little Creek Road. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 179 feet, more or less, along the northern line of East Little Creek Road, beginning 372 feet, more or less, from the western line of Halprin Drive and extending westwardly; premises numbered as 2214 East Little Creek Road.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the car wash shall be from 8:00 a.m. until 8:00 p.m. Monday through Saturday and from 9:00 a.m. until 6:00 p.m. on Sunday. No use of the facility outside of the hours of operation listed herein shall be permitted.
- (b) The site shall be generally designed in accordance with the conceptual site plan entitled "Riptide Car Wash", prepared by Mack Gay Associates, P.A., dated December 4, 2014, attached hereto and marked as "Exhibit A", subject to any revisions required by the City during the site plan review process.
- (c) The principal building shall be constructed to reflect the general massing, materials and design depicted in the renderings entitled "Elevations", prepared by Danco Builders, Inc., dated January 15,

2015, attached hereto and marked as "Exhibit B", subject to any revisions required by the City during the site plan review and building permitting processes.

- (d) Landscaping shall be installed and maintained at the base of any freestanding sign in accordance with the provisions of section 16-6 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended). The landscaping shall be maintained at all times.
- (e) Notwithstanding any other regulations pertaining to temporary window signage in Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no less than 85% of the glass areas of the ground floor shall remain transparent as defined in the Zoning Ordinance.
- (f) A hazardous materials management plan detailing the methods to be employed in order to mitigate the infiltration of petroleum-based materials or waste associated with car washes being conducted on the property into groundwater or surface waters shall be prepared and submitted to the Department of Planning. Once approved, the plan shall be fully and continuously implemented.
- (g) All nonconforming fences and signs on the site shall be removed.
- (h) There shall be no razor wire permitted on the site and any existing razor wire shall be removed.
- (i) Noise emitted from any pay station and associated remote ordering equipment shall not exceed the applicable levels regulated Norfolk City Code § 26-1 et seq., and no audio speaker associated with the facility shall be located within 40 feet of either any property involved by a residential use or the boundary of any residential zoning district.
- (j) On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties.

- (k) Any dumpster on the property shall be gated, not visible from any public right-of-way, and screened with materials that complement the building.
- (l) During all hours of operation, the facility operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any other bodily discharge.
- (m) The property shall be kept in a clean and sanitary condition at all times.
- (n) The facility shall maintain a current, active business license at all times while in operation.
- (o) No business license shall be issued for any business on the property until conditions (b), (c), (d), (e), (f), (g), and (h) above, have been complied with in their entirety.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;

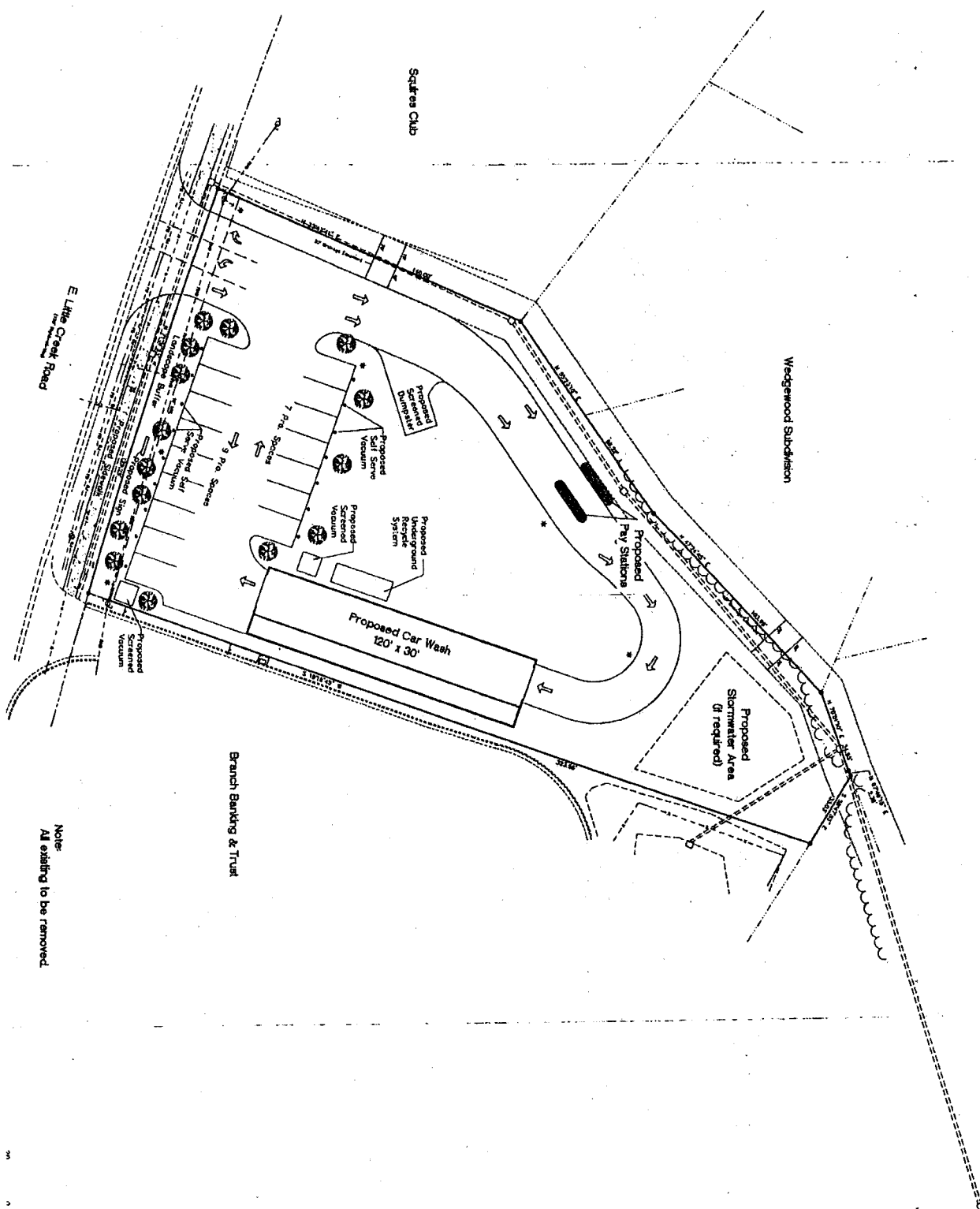
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

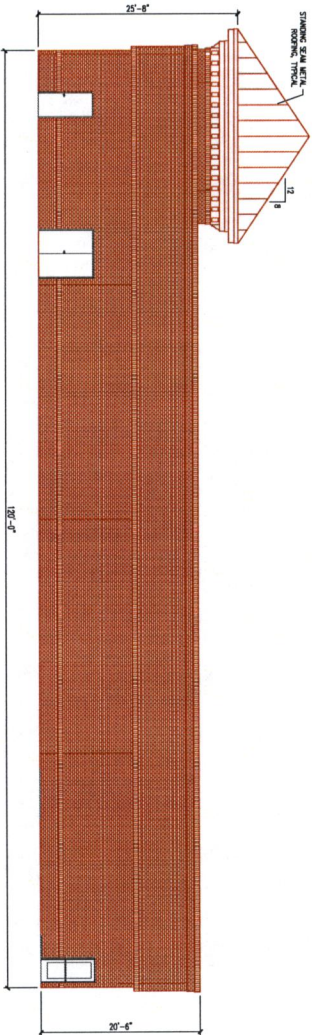
Exhibit A (1 page)

Exhibit B (1 page)

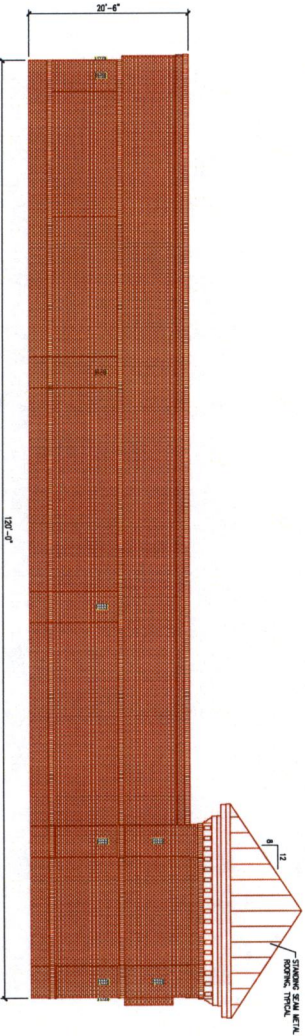


Note:
All existing to be removed.

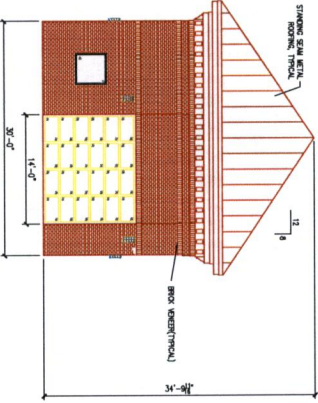
<p>Not for Construction</p> <p>North Arrow</p> <p>Horizontal Scale: 1" = 20'</p> <p>Vertical Scale: N/A</p> <p>Date: Dec. 4, 2014</p>	<p>Site Plan</p> <p>Riptide Car Wash</p> <p>2214 E. Little Creek Road, City of Norfolk, Virginia</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">Revisions</th> </tr> <tr> <th>Number</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Revisions			Number	Date	Description	1												<p>MGA</p> <p>Mack Gay Associates, P.A.</p> <p>Engineering • Surveying • Planning</p> <p>1642 Thomas A. Bell Drive, Rocky Mount, NC 27801 • Firm License: C-0519</p> <p>Phone: 336-446-3017 • Fax: 336-446-7711 • www.mackgay.com</p>
Revisions																					
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1																					



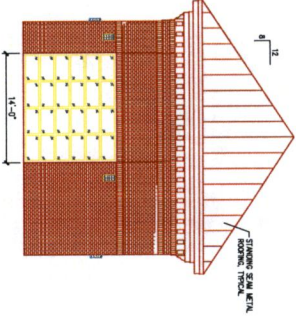
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



BACK ELEVATION

ELEVATIONS

SCALE: 1/8" = 1'-0"

THIS PRINT CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED OR ITS CONTENTS DISCLOSED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF DANCOS BUILDERS, INC.

DA
R. Gary Queck
Architect
/ Planning

2077 Long Leaf
Huntville, North Carolina
27856
Ph: 800-442-3888
Fax: 800-448-8888
A: info@dancobuildersinc.com

CONTRACTOR SHALL
VERIFY ALL DIMENSIONS
AND BE RESPONSIBLE FOR
ALL DIMENSIONS AT
CONSTRUCTION.
SCALE: DRAWINGS.

PRELIMINARY
NOT FOR
CONSTRUCTION

DANCO BUILDERS, INC.
2475 HURT DR. ROCKY MOUNT, N.C. 27804
RIPIDE CAR WASH
2214 EAST LITTLE CREEK ROAD NORFOLK, VA
Danco
BUILDERS INC.
dancobuildersinc.com
PHONE 363-443-4738 - FAX 363-443-4738

REVISIONS

DRAWN BY: STAFF
CHECKED BY: REG
DATE: 1/13/2015
SHEET 2 OF 2
PROJECT SHEET NO.
2013-000 A-2

Riptide Car Wash
2214 East Little Creek Road
Conditions

- (a) The hours of operation for the facility shall be from 8:00 a.m. until 8:00 p.m., Monday through Saturday and 9:00 a.m. until 6:00 p.m. Sunday. No use of the facility outside of the hours of operation listed herein shall be permitted.
- (b) The site shall be generally designed in accordance with the conceptual site plan, as prepared by "Mack Gay Associates, P.A." dated December 4, 2014, attached hereto and marked as "Exhibit A" subject to any required revisions made during the Site Plan Review process.
- (c) The site shall be developed to reflect the general massing, materials and design for the north, south, east and west building elevations as depicted in the conceptual elevations plan attached hereto and marked as "Exhibit B," entitled "Elevations" dated January 15, 2015, as prepared by Danco Builders, Inc., subject to any required revisions made during the Site Plan Review process.
- (d) Landscaping shall be installed and maintained at the base of any freestanding sign in accordance with the provisions of section 16-6 of the *Zoning Ordinance of the City of Norfolk, 1992* (as amended). The landscaping shall be maintained at all times.
- (e) Notwithstanding any other regulations pertaining to temporary window signage in Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no less than 85% of the glass areas of the ground floor shall remain transparent as defined in the Zoning Ordinance.
- (f) A hazardous materials management plan detailing the methods to be employed in order to mitigate the infiltration of petroleum-based materials or waste associated with car washes being conducted on the property into groundwater or surface waters shall be prepared and submitted to the Department of Planning. Once approved, the plan shall be fully and continuously implemented.
- (g) All nonconforming fences and signs on the site shall be removed.
- (h) There shall be no razor wire permitted on the site and any existing razor wire shall be removed.
- (i) Noise emitted from any pay station and associated remote ordering equipment shall not exceed the levels as established by section 26-1 et seq. of the City Code. To further ensure that noise associated with the remote ordering equipment does not adversely impact residential properties, no portion of the pay stations for the car wash facility shall be located within forty (40) feet of either any property improved by a residential use or the boundary of any residential zoning district.
- (j) On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties.

- (k) Dumpsters shall be gated and not visible from any public right-of-way, and will be screened with masonry walls that complement the proposed building.
- (l) During all hours of operation, the facility operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (m) The property shall be kept in a clean and sanitary condition at all times.
- (n) No business license shall be issued until conditions (b), (c), (d), (e), (f), (g), and (h) have all been implemented fully on the site.
- (o) The facility shall maintain a current, active business license at all times while in operation.

Print Name: _____

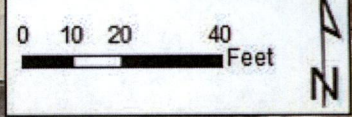
Sign: _____ Date: _____

Location Map

RIPTIDE CAR WASH



E LITTLE CREEK ROAD



Zoning Map

R-6

R-6

R-6

DOMINION AVENUE

R-6

BROOKWOOD ROAD

BROOKWOOD COURT

R-6

C-2

RIPTIDE CAR WASH



E LITTLE CREEK ROAD

C-3

E LITTLE CREEK ROAD

C-2

C-2

IN-1

HALPRIN DRIVE

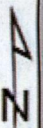
C-2

WILDWOOD DRIVE

R-6

R-6

0 35 70 140 Feet





**APPLICATION
SPECIAL EXCEPTION**

Special Exception for: RIPTIDE CARWASH

Date of application: 12/08/2014

DESCRIPTION OF PROPERTY

Property location: (Street Number) 2214 (Street Name) EAST LITTLE CREEK ROAD

Existing Use of Property SELF SERVE CARWASH

Current Building Square Footage 4200

Proposed Use EXPRESS CARWASH WITH 120 FOOT TUNNEL

Proposed Square Footage 3600

Proposed Hours of Operation:

Weekday From 8 To 8

Friday From 8 To 8

Saturday From 8 To 8

Sunday From 9 To 6

Trade Name of Business (If applicable) RIPTIDE CARWASH

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

RIPTIDE LLC

APPLICANT/ PROPERTY OWNER RUSSELL, MARK A.

1. Name of applicant: (Last) GARDNER (First) CHRIS (MI) T.
P.O. BOX 7865

Mailing address of applicant (Street/P.O. Box): 1667 THOMAS A. BETTS PARKWAY

(City) ROCKY MOUNT (State) NC (Zip Code) 27804

Daytime telephone number of applicant 252 813-3201 Fax number 252 446-7715

E-mail address of applicant: MRUSSELL@MACKGAYPA.COM

2. Name of property owner: (Last) ERIC INC (First) _____ (MI) _____

Mailing address of property owner (Street/P.O. box): 3324 HOLLAND ROAD

(City) VIRGINIA BEACH (State) VA (Zip Code) 23542

Daytime telephone number of owner () _____ Fax number () _____

CIVIC LEAGUE INFORMATION

Civic League contact: PAUL BALLANCE - PRESIDENT

Date(s) contacted: 12/01/2014

Ward/Super Ward information: 5 / TOMMY E. SMIGIEL, JR.
6 / BARCLAY C. WINN

REQUIRED ATTACHMENTS:

- ✓ Required application fee, **\$355.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
- ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking,
 - Landscaping
 - Property lines (*see attached example).

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

**Application
Special Exception
Page 3**

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Sean Calvey Sign: Sean E. Calvey 12/3/14
(Property Owner or Authorized Agent Signature) (Date)

Print name: MARK A. RUSSELL Sign: M. A. Russell 12/01/2014
(Applicant or Authorized Agent Signature) (Date)

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

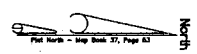
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

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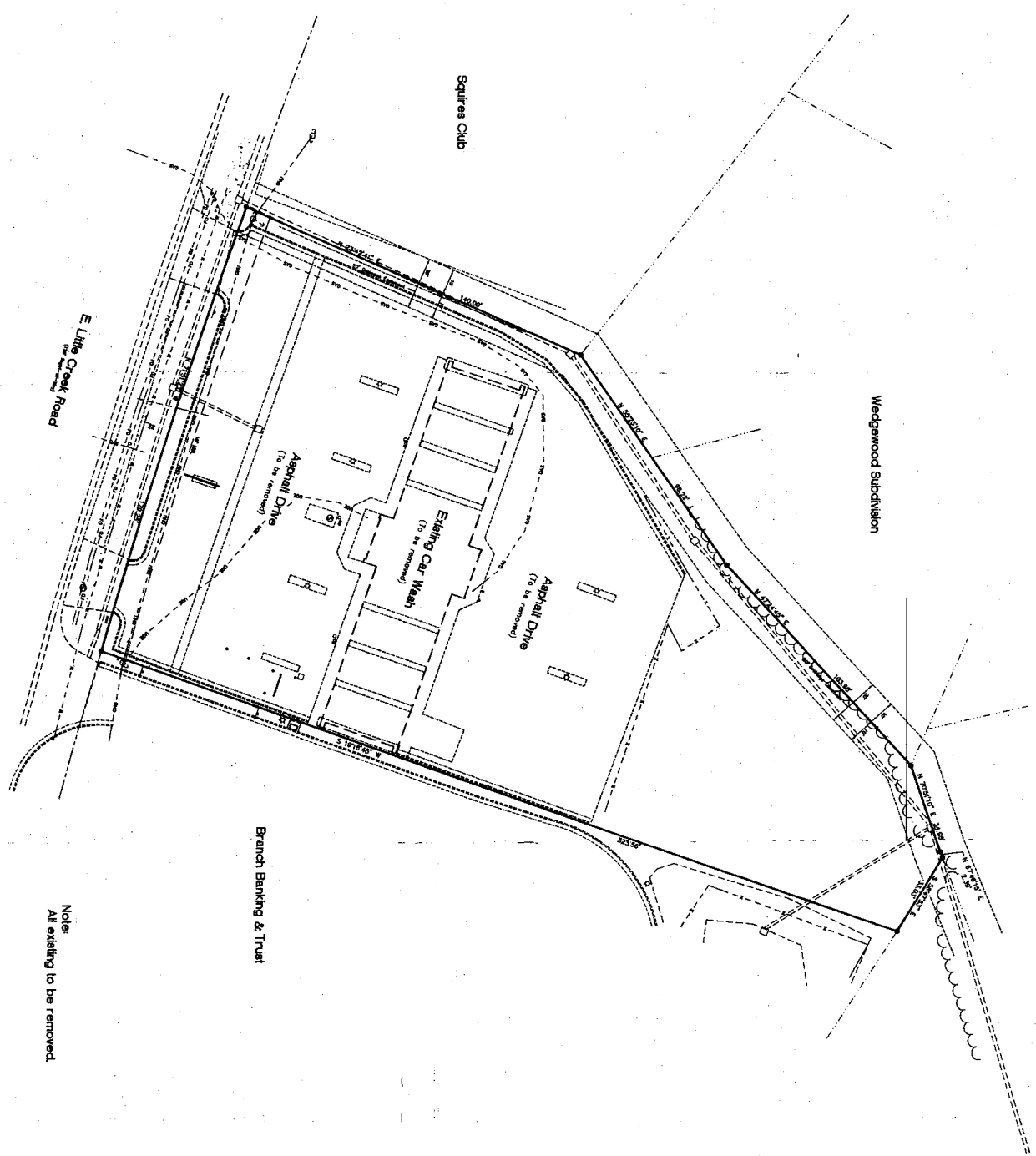


Vicinity Map - Not to Scale



Legend:

- Guy Wire
- Fence
- Edge of Pavement
- Storm Drain Pipe
- Curb and Gutter
- Property Line Surveyed
- Property Line Not Surveyed
- Woods / Tree Line
- Right of Way
- Downed Utility(s) (General)
- Electric (Underground)
- Fiber Optic
- Gas
- Sanitary Sewer
- Sleeping (Forklift Lash)
- Water
- Retained
- Water Valve
- Utility Pole
- Sanitary Manhole
- Aerial Light
- Proposed Aerial Light
- Sign
- Catch Basin
- Proposed Landscaping



Note:
All existing to be removed

Existing Conditions and Demolition Plan

Riptide Car Wash

2214 E Little Creek Road,
City of Norfolk, Virginia

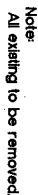
Revisions			CAD
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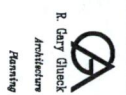
MGA
Mack Gay Associates, P.A.
Engineering • Surveying • Planning
1667 Thomas A. Balby Ferry, Rocky Mount, NC 27804 • Pm License: C-0569
Phone: 252-446-3017 • Fax: 252-446-7715 • www.mackgaypa.com

Preliminary Drawing



Not for Construction
Horizontal Scale: 1" = 20'
Vertical Scale: n/a
Date: Dec. 4, 2014





1001 Long Bay Road
Kearneys, North Carolina
27003

PH. 704-445-0000
FAX 704-445-0000
E-MAIL: info@dancobuildersinc.com

PRELIMINARY

NOT FOR

CONSTRUCTION

CONTRACTOR SHALL
VERIFY AND BE
RESPONSIBLE FOR
ALL DIMENSIONS
ON JOB SITE. DO NOT
SCALE DRAWINGS.

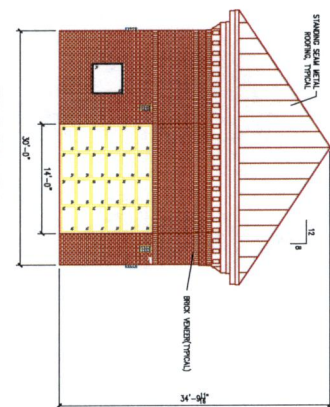
DANCO BUILDERS, INC.
2475 HURT DR. ROCKY MOUNT, N.C. 27804
RIPIDE CAR WASH
2214 EAST LITTLE CREEK ROAD NORFOLK, VA
PHONE 252-445-0736 - FAX 252-445-0766

Danco
BUILDERS INC.
dancobuildersinc.com
PHONE 252-445-0736 - FAX 252-445-0766

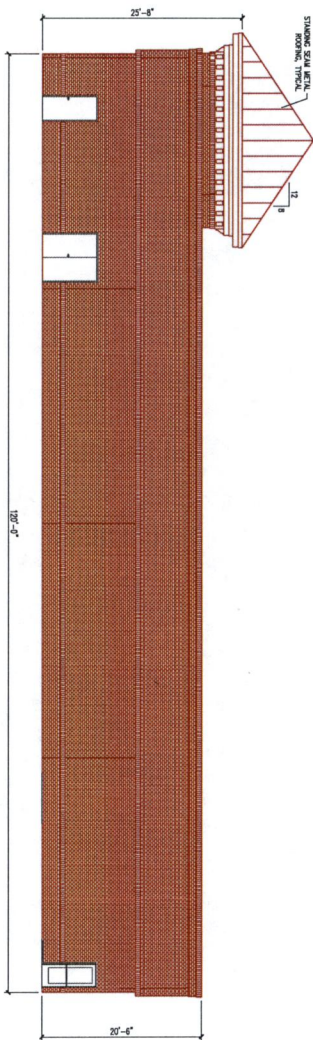
REVISIONS

DRAWN BY: STAFF
CHECKED BY: REG
DATE: 1/15/2015
SHEET 2 OF 2
PROJECT SHEET NO.
2015-000 A-2

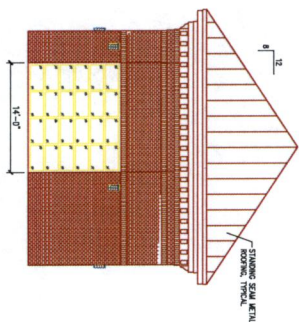
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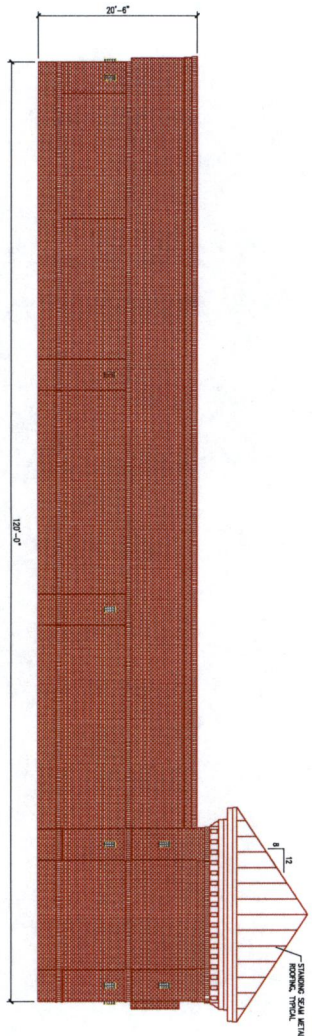
FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION



LEFT ELEVATION

ELEVATIONS

SCALE: 1/8" = 1'-0"



City of NORFOLK

December 23, 2014

Keri Bannon
President, Roosevelt Area Civic League
2129 Helsley Avenue
Norfolk, VA 23518

Dear Ms. Bannon,

The Planning Department has received an application for a special exception to operate a car wash at 2214 E. Little Creek Road. This item is tentatively scheduled for the January 22, 2015 City Planning Commission public hearing.

Summary

This request would allow a new business, Riptide Car Wash, to construct a new car wash facility on the site. The existing car wash facility will be demolished.

	Prior (Southern Pride Car Wash)	Proposed (Riptide Car Wash)
Use of the Property	Self-Serve Car Wash	Express Car Wash with 120 foot tunnel
Hours of Operation	Not Specified	8:00 a.m. until 7:00 p.m., Monday through Saturday 9:00 a.m. until 6:00 p.m., Sunday

If you would like additional information on the request, you may contact the applicants, Chris Gardner at (252) 813-3201 and Mark Russell at mrussell@mackgaypa.com, or you may contact me at (757) 823-1253, or chris.whitney@norfolk.gov. A copy of the complete application is enclosed.

Sincerely,

Chris Whitney
City Planning Technician

cc: Carlton Ransom, Senior Neighborhood Development Specialist
carlton.ransom@norfolk.gov or (757) 823-4206



Russell, Mark <mark@camdenpt.com>

Roosevelt Area Civic League - 2214 East Little Creek Road - Proposed Carwash

Paul Ballance <paul.ballance@cox.net>

Mon, Dec 1, 2014 at 8:17 PM

To: Mark Russell <mrussell@mackgaypa.com>

Mark,

At our Board of Directors meeting on Monday December 1, 2014 we voted unanimously in favor of your plan.
Welcome to the neighborhood!

Paul

Whitney, Chris

From: Paul.ballance <paul.ballance@cox.net>
Sent: Wednesday, January 21, 2015 9:55 AM
To: Whitney, Chris
Subject: 2214 E Little Creek Rd

The Roseville area civic league has no objections to the application by Rip Tide car wash to construct a new car wash on the site listed above. Additionally, Keri Bannon is no longer the president of her civic league. The city communication department has corrected information.

Thanks

Sent from my iPhone